

Florence Overlook Homeowners Association (FOHOA)

Annual Meeting 2024

Sunday, October 27, 2024



Pre-Meeting Activities

- Please fill in the ‘Sign-In’ sheet
- Please kindly review your information on the FOHQA roster
- **Enjoy some wine and visit with your neighbors!**



Meeting Agenda

- Quorum call to convene meeting
- Update of new residents/pending sales in 2024
- ARB Report and new ARB Chair
- FOHOA document revisions
- Common areas
- Finances
- Social events
- Overview of Sentry Management services
- Update on Web site – WWW.FOHOA.NET
- Community Changes – surrounding area
- Election of new board member(s)
- Open Forum
- Adjournment



Meeting Convenes

- Quorum: 10% of members should be present
- Call to Order @5:00 pm
- Board Members
 - President: Carol Joyce
 - Vice President: Daniel Elder
 - Secretary/Treasurer: Aaron Willey
- Architectural Review Chairperson
 - Susanna Kavanaugh

New FOHOA Members in 2023

- **NEW NEIGHBORS:**
No new neighbors



- **FOR SALE:**
None at this moment



ARB Membership/Report

- BoD Formalized Appointment of ARB Members in Memo
- Current ARB Memberships
 - Susanna Kavanaugh (Chair)
 - Donna Connor (Member)
 - Ann Sturner (Member)
- ARB Report
 - Next walk-around

Florence Overlook



Architectural Review Board

FOHQA Document Revisions

- FOHQA Plat update
 - See hard copy
 - Will finalize after meeting
- FOHQA Roster update
 - See hard copy
 - Will finalize after meeting

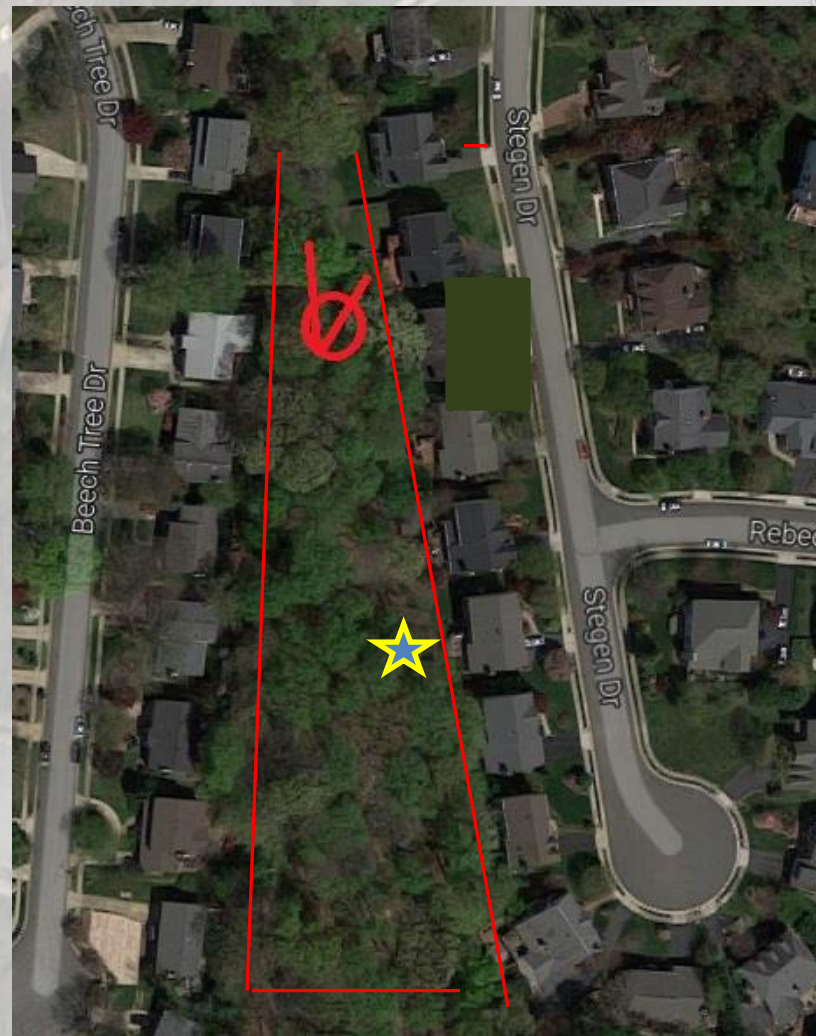


Common Area Parcel A

(Wooded Area/Ravine Behind Stegen Homes)

- **Late 2022: BoD installed new “Natural Habitat” signs throughout the common area.**
- **Several trees removed, tree pending removal:**
 - **Rear of 6134 Stegen Drive Rear (Lot 18)**
 - Dead tree appears to require removal.
 - Rough order of magnitude - \$1,000.
 - Board approval required.
- **Survey Markers – Lost or Overgrown**
 - Board may hire original surveyor (LPD Inc.) to re-mark area.
 - Montessori School Survey completed early 2023.

Common Area Parcel A



NATURAL HABITAT

PROPERTY OF
FLORENCE OVERLOOK HOMEOWNERS
ASSOCIATION

As Directed By Fairfax County -

- Persons using this Property do so at Their Own Risk
- No Construction Authorized at any time
- No Disturbing or Changing Vegetation at any time
- No Littering Allowed

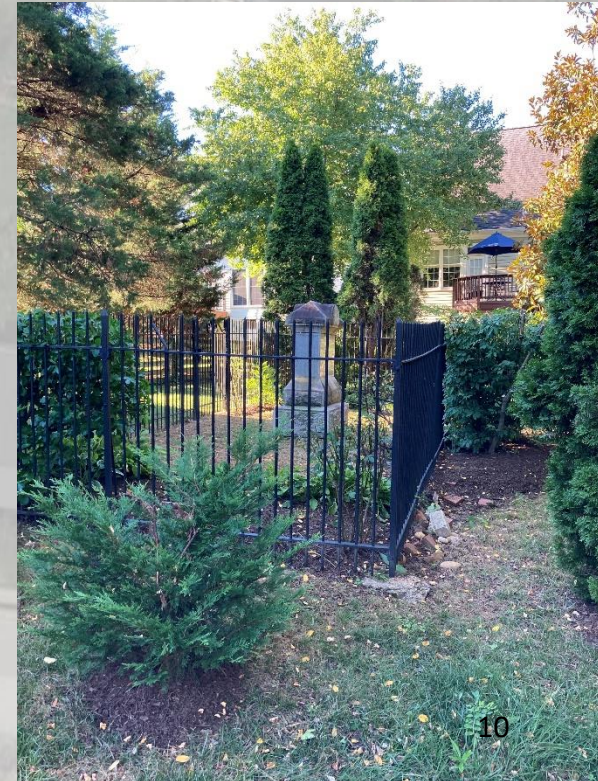
NO LOITERING & NO DUMPING ALLOWED

 Indicates dead tree.

Red lines depict approximate boundary

Common Area Parcel B (Cemetery)

- Cast Iron Fence – likely 100 years old
 - Replacement cost today \$10-15,000
 - Proper maintenance – fence life many more years
- Prior years, Board organized clean up days on site (vines and fence)
- As of 2023 – Contract In-Place
 - Using “Lopez Landscaping” services
 - \$132/month
 - Beautifully maintains parcel
- May need to Repaint Fence in 2025



Finances: Taxes and Insurance

- Current to Date with Taxes
- Pending 2024 Fed & State Tax Returns Co
 - **Next tax filing date: Spring 2025**
- Review of Insurance Coverage
 - State Farm Insurance Agent: Steve Sandoval
 - Contract Valid to 14 September 2025
 - Base insurance: \$215.00
 - Umbrella insurance: \$788.00
 - **TOTAL ANNUAL PREMIUM \$1,003.00**



Finances: Current Balances

- Almost all 2024 homeowner dues paid.
- Balances as of 26 October 2024
 - Operating checking: \$ 10,099.43
 - Reserve money market: \$ 3,515.41
 - Reserve C/D 13-Mo 5.50%: \$ 26,379.01
 - **TOTAL:** \$ 39,993.85
- Remaining 2024 expenses:
 - Sentry Management Fee (\$326.88/mo.)
 - Cemetery maintenance (\$132/mo.)
 - 6134 Stegen tree removal (~\$1,000)*
 - *Pending Board Approval
 - Holiday party ?? (~\$300)
 - Other/Miscellaneous (~\$100)



Reserve Study and Finances

2022–2027, 5-year Master Budget

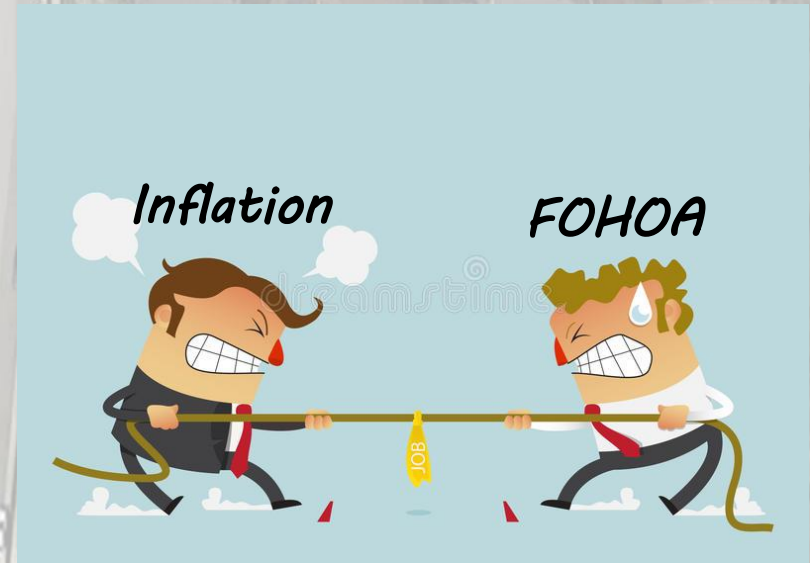
- In 2016, BoD developed a 5-Year master budget
- In 2022, BoD documented reserve fund needs
- Master budget goals
 - ~ \$15,000 in Reserve for Cemetery Fence Repair
 - ~ \$15,000 in Reserve for Tree Maintenance and other authorized expenses (not for legal fees)
- **Currently at Goal: \$29,894.84 in Reserve**
 - **Roughly \$1,000 per Home**
- **Board Projected No 2024/2025 Reserve Contribution**



Reserve Study and Finances

2020–2025 Annual Dues

- Annual dues for homeowners
 - 2020: \$300 (actual)
 - 2021: \$300 (actual)
 - 2022: \$300 (actual)
 - 2023: \$300 (actual)
 - 2024: \$300 (actual)
 - 2025: \$300 (planned)
- Subject to annual reevaluation by the BoD
- **Your Board is holding the line on dues despite soaring inflation!**



Social Events

Spring and Fall Picnic



- Spring Picnic: June 10, 2022
 - Successful event with $\approx 20+$ attendees and pleasant weather
 - Bounce House again a “Big Hit” w/kids
 - Picnic featured *BBQ Chicken* in addition to the usual burgers, sausage, and hot dogs!
- Thanks to all who led and helped.
- Fall Picnic: Cancelled due to low number of attendees.





Social Events

Upcoming Holiday Party



- Aiming for **December 7**, Saturday Evening
- The flyer is to be sent out to the neighborhood via email followed by an Evite invitation
- At this time, looking for volunteers to step forward to host the party in their home.
 - *If no volunteers, we will cancel for 2024.*



Sentry Management

Our Community Management Company



- **Sentry Management acquired Abode Management in 2016**
New Account Managers: Carla Coimbra
FOHOA Representative: Alexander “Alex” Ciccarelli
- **Key Duties**
 - Handles Resale Disclosure Packages & All Other HOA-Related Real Estate Settlement Issues
 - Processes All Financial Transactions & Generates Monthly Financial Reports
 - Requires Copies of Annual Federal and State Tax Filings
 - Requires Copy of State Farm Insurance Coverage
 - Will identify outside Legal Counsel, when requested/necessary
 - Retains Documents for 7 Years
 - **Soon to Handle Corporate Transparency Act (CTA) Requirements for Board (Next Slide)**
- **New 5-Year Management Contract – Signed Dec 31, 2022 – Ends Dec 31, 2027**
- **Annual Contract Cost:**

– 2018 = \$3,624	2020 = \$3,699	2022 = \$4,037.25	2024 = \$3,922.92
– 2019 = \$3,660	2021 = \$3,734	2023 = \$3,845.76	
- **New Information**
 - Any Modification to By-Laws and Declaration “may be amended by a two-thirds vote of the lot owners.” *See also 18 Va. Code § 55.1-1829.D, Amendment to declaration and bylaws.*



Corporate Transparency Act

115th Congress, H.R. 3089

- **The Corporate Transparency Act (CTA) is a new regulation requiring community organizations to begin filing Beneficial Owner Information (BOI) with the Financial Crimes Enforcement Network (FinCEN) of the United States Treasury.**
- The CTA was enacted in 2021 to combat money laundering and terrorism financing by requiring corporations, including community associations, to disclose BOI to FinCEN.
- Community Organizations have a duty to file certain BOI with the FinCEN by the filing deadline of **January 1, 2025**, or face civil or criminal penalties.
- Sentry Management has partnered with FinCenFetch, a leading platform for corporate compliance specializing in BOI filings.
- Sentry Management will proceed with supporting our association's reporting obligations.

Account SetUp/Profile Prep: \$75.00 per association

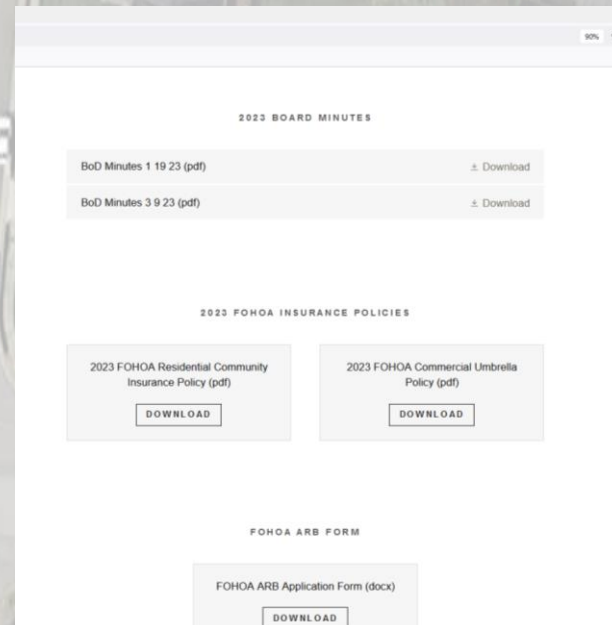
Annual Fee: \$395.00 (Charged in Mar 2025)

Change Fee: \$40.00

- **Key Questions – “Beneficial Ownership” and 1X Requirement (?)**

New FOHOA Web Site

- WWW.FOHOA.NET
- Currently In Service
- Now Includes :
 - Neighborhood Information
 - Board Members & Contact Form
 - Meeting Minutes
 - OA Documents
 - Members Only Section (Possible-Future)



Community Changes



- **Traffic Calming Initiative Update**
 - 2022: HFHOA and FOHOA began engagement with County.
 - Traffic fatality involving neighborhood cat increased urgency.
 - Speed control device was temporarily installed Aug-Sep 2023, but unserviceable.
 - Task Force formed with J. Bobich, A. Clayton and J. Van Zyl as FOHOA Reps
 - Fairfax County proposed 3 locations (top, middle, lower) along Florence Ave – upper, middle, lower areas. Eight homes were adjacent to the recommended locations, marked on the road.
 - Just took one resident to Veto the plan. One FOHOA resident vetoed, and one resident (not associated with a HOA) refused to decline to sign. So the PLAN STALLED.
 - Options recommended by HFHOA were as follows:
 - Press forward with one hump;
 - Send more persuasive advocacy to the one resident from the other side to see if we can get a second hump;
 - Return to the beginning and ask for a 4-way stop sign at Florence, Gentle, and Rebecca Jane Way;
 - Or leave as is, and as the one resident from the other side recommended:
“Shame speeders by photographing them and putting their pictures on social media.”
- **South Alex Shopping Center Continuing to Expand and Apartment Leasing Ongoing**
 - Aldi, PJ’s Coffee, BigPapi’s, K-Pot, Inspire Nail Bar
 - Inova Urgent Care
- **Rose Hill Shopping Center Redevelopment**
 - Fairfax County Board of Supervisors deferred approval pending more “community engagement.”
 - Supervisor Lusk requesting more retail, less residential (8/31/23).
- **Huntington Club Redevelopment** (Huntington Ave. – Near Metro)
 - Approved by Board of Supervisors, paused indefinitely due to funding.

Church Sold on Telegraph Road



New Church on Telegraph Road



South Alex – North Kings Highway (Aldi/PJs Coffee/BigPapi's/K-Pot/Inspire Nail Bar/Inova Urgent Care) Still Leasing Apartments



Huntington Club Condo Redevelopment (Project paused indefinitely)



Huntington Avenue (Looking East from Telegraph Road)

Neighborhood Watch Program

- BACKGROUND:
 - Previous Owners Had it Posted
- REQUEST:
 - Looking for Participants to Develop and Implement the Program
- HISTORY AND ACTIONS YOU CAN TAKE:
 1. Lock Doors (car, house, etc.)
 2. Offer your Time and Ideas to help Develop the Program
 3. Support the use of our Budget to Develop the Program
 4. Keep watch for strangers in our neighborhood and note personal characteristics and car model, color, license plate and time.
 5. Offer your security system footage to the police, if needed.



Community Reminder

- Recycling – NO Glass in Blue Bins
- **Glass Goat Recycling**
 - Locally-Owned and Operated by Teens
 - Simple & Convenient Pickup
 - Free Bin Dropped Off w/in 24 hrs
 - First Pickup \$1.00
- Addresses for Glass Recyclables:
 - 4251 Eisenhower Avenue, Alexandria
 - 2511 Parkers Lane, Mt. Vernon
 - 6121 Franconia Road, Franconia
 - 3224 Colvin Street, Alexandria
 - Jones Point Park, Old Town Alexandria



Election of New Board Members

- Start of 2022: Jeff Bobich, Carol Joyce, and Daniel Elder Stepped to fill vacancies.
- Since Nobody Stepped Forward to Volunteer for the Board at the Start of 2023, Jeff Bobich served as President for a second year.
- **It is Time to Elect TWO New BoD Members for a 3-year Tenure.**

Open Forum

Thank you!



Back-Up Materials



Google

Florence Ln

Florence Ln

Resale Disclosure Package

To obtain a package:

- Submit an application to Condocerts through condocerts.com
- Condocerts will notify Sentry and send you the following documents
 - FOHOA Common Interest Community Board Community Association Registration
 - FOHOA Architectural Review Board Guidelines
 - FOHOA Articles of Incorporation
 - FOHOA By-Laws
 - FOHOA Resolution Regarding Delinquent Assessments (1998)
 - FOHOA Complaint Procedures (2012)
 - FOHOA Cost Schedule for Providing Copies of Books and Records (2012)
 - FOHOA Declaration of Covenants
 - FOHOA Deed of Subdivision
 - FOHOA 5 year Reserve Study (2012-2016) & Reserve Memo (2022)
 - FOHOA Commercial Liability Umbrella Insurance Policy
 - FOHOA Information Brochure
- The fee for this service is around \$300.

